

## 2 Bedroom Apartment for Sale in Limassol - Neapolis

Reference ID: #SA35055 Price details: €550,000A Spacious whole floor 2 bedroom penthouse for sale at Neapoli area, Limassol district. This Spacious sea view apartment is in an excellent location just 100m from the Limassol seafront and within walking distance to all essential amenities, including: Beach · Restaurants with various Cuisines · Beach Cafés & Pubs · Supermarkets · Department stores · Banks and more Year of Construction: 1985 Year of Renovation: 2024 Parking Spaces: 1 covered Energy Efficiency Rating: B+ Covered: 110m<sup>2</sup> Covered veranda: 60m<sup>2</sup> The apartment is rented until the end of 2026



### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>170</b>            |
| Covered Veranda   | <b>60</b>             |
| Floor Number      | <b>6</b>              |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>No</b>           |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>SA35055</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Balcony

### Location

**Location:** Limassol - Neapolis  
**Coordinates:** **34.688400684847 / 33.066740539432**

Region: **Limassol**

## Price: €550 000 + VAT

VAT for this property is **€36,559** or **€104,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€18 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 235.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€550 000 on Sep 13, 2024





